

# **EXHIBIT A**

**Tenant Ledger****Tenants:** Jo Ann Stores LLC**Phone:** (330) 650-1618**Phone:** (330) 650-1618**Unit:** 5**Property:** 0201 - 2945 Watson Blvd Warner Robins, GA 31903**Status:** Current**Move in date:** 08/08/2016**Move out date:** --**Lease Expiration:** 01/31/2026**Rent:** 12,123.54**Deposit Paid:** 0.00

Date	Payer	Description	Charges	Payments	Balance
					0.00
					Starting Balance
01/01/2024		CAM Monthly - January 2024	562.70		562.70
01/01/2024		Insurance Monthly - January 2024	327.39		890.09
01/01/2024		Rent - January 2024	12,123.54		13,013.63
01/10/2024	Jo Ann Stores LLC	Payment (Reference #400548440)		13,013.63	0.00
02/01/2024		CAM Monthly - February 2024	562.70		562.70
02/01/2024		Insurance Monthly - February 2024	327.39		890.09
02/01/2024		Rent - February 2024	12,123.54		13,013.63
02/13/2024	Jo Ann Stores LLC	Payment (Reference #400549782)		13,013.63	0.00
03/01/2024		CAM Monthly - March 2024	562.70		562.70
03/01/2024		Insurance Monthly - March 2024	327.39		890.09
03/01/2024		Rent - March 2024	12,123.54		13,013.63
03/27/2024	Jo Ann Stores LLC	Payment (Reference #400551249)		13,013.63	0.00
04/01/2024		CAM Monthly - April 2024	562.70		562.70
04/01/2024		Insurance Monthly - April 2024	327.39		890.09
04/01/2024		Rent - April 2024	12,123.54		13,013.63
04/09/2024	Jo Ann Stores LLC	Payment (Reference #400552326)		13,013.63	0.00
05/01/2024		CAM Monthly - May 2024	562.70		562.70
05/01/2024		Insurance Monthly - May 2024	327.39		890.09
05/01/2024		Rent - May 2024	12,123.54		13,013.63
05/15/2024	Jo Ann Stores LLC	Payment (Reference #400553935)		13,013.63	0.00
06/01/2024		CAM Monthly - June 2024	562.70		562.70
06/01/2024		Insurance Monthly - June 2024	327.39		890.09
06/01/2024		Rent - June 2024	12,123.54		13,013.63
06/11/2024	Jo Ann Stores LLC	Payment (Reference #400555224)		13,013.63	0.00
07/01/2024		CAM Monthly - July 2024	562.70		562.70
07/01/2024		Insurance Monthly - July 2024	327.39		890.09
07/01/2024		Rent - July 2024	12,123.54		13,013.63
07/08/2024	Jo Ann Stores LLC	Payment (Reference #400556421)		13,013.63	0.00
08/01/2024		CAM Monthly - August 2024	562.70		562.70
08/01/2024		Insurance Monthly - August 2024	327.39		890.09
08/01/2024		Rent - August 2024	12,123.54		13,013.63
08/13/2024	Jo Ann Stores LLC	Payment (Reference #400557707)		13,013.63	0.00
09/01/2024		CAM Monthly - September 2024	562.70		562.70
09/01/2024		Insurance Monthly - September 2024	327.39		890.09

**Tenant Ledger**

Date	Payer	Description	Charges	Payments	Balance
09/01/2024		Rent - September 2024	12,123.54		13,013.63
09/18/2024	Jo Ann Stores LLC	Payment (Reference #400559220)		13,013.63	0.00
10/01/2024		CAM Monthly - October 2024	562.70		562.70
10/01/2024		Insurance Monthly - October 2024	327.39		890.09
10/01/2024		Rent - October 2024	12,123.54		13,013.63
10/09/2024	Jo Ann Stores LLC	Payment (Reference #400559862)		13,013.63	0.00
11/01/2024		CAM Monthly - November 2024	562.70		562.70
11/01/2024		Insurance Monthly - November 2024	327.39		890.09
11/01/2024		Rent - November 2024	12,123.54		13,013.63
11/12/2024	Jo Ann Stores LLC	Payment (Reference #400560882)		13,013.63	0.00
12/01/2024		CAM Monthly - December 2024	562.70		562.70
12/01/2024		Insurance Monthly - December 2024	327.39		890.09
12/01/2024		Rent - December 2024	12,123.54		13,013.63
12/10/2024	Jo Ann Stores LLC	Payment (Reference #400561857)		13,013.63	0.00
01/01/2025		CAM Monthly - January 2025	562.70		562.70
01/01/2025		Insurance Monthly - January 2025	327.39		890.09
01/01/2025		Rent - January 2025	12,123.54		13,013.63
02/01/2025		CAM Monthly - February 2025	562.70		13,576.33
02/01/2025		Insurance Monthly - February 2025	327.39		13,903.72
02/01/2025		Rent - February 2025	12,123.54		26,027.26
02/05/2025		Late Fees - Late Fee for Jan 2025	484.95		26,512.21
02/10/2025	Jo Ann Stores LLC	Payment (Reference #400564005)		13,013.63	13,498.58
03/01/2025		CAM Monthly - March 2025	562.70		14,061.28
03/01/2025		Insurance Monthly - March 2025	327.39		14,388.67
03/01/2025		Rent - March 2025	12,123.54		26,512.21
03/10/2025	Jo Ann Stores LLC	Payment (Reference #400564990)		13,013.63	13,498.58
03/25/2025	Jo Ann Stores LLC	Payment (Reference #400565319)		7,136.51	6,362.07
04/01/2025		CAM Monthly - April 2025	562.70		6,924.77
04/01/2025		Insurance Monthly - April 2025	327.39		7,252.16
04/01/2025		Rent - April 2025	12,123.54		19,375.70
04/08/2025	Jo Ann Stores LLC	Payment (Reference #400565659)		13,013.63	6,362.07
05/01/2025		CAM Monthly - May 2025	562.70		6,924.77
05/01/2025		Insurance Monthly - May 2025	327.39		7,252.16
05/01/2025		Rent - May 2025	12,123.54		19,375.70
<b>Total</b>					<b>19,375.70</b>



# 2024 Property Tax Statement

CITY OF WARNER ROBINS TAX OFFICE  
700 WATSON BLVD (Physical Address)  
PO BOX 8629 (Mailing)  
WARNER ROBINS, GA 31095

Bill No.	Due Date	TOTAL DUE
2024-104992	12/20/2024	8,093.51
Map: W78D 270		Payment Good Through: 12/20/2024
Location: 2951 WATSON BLVD		Printed: 10/02/2024

FORWARDING SERVICE REQUESTED

MAKE CHECK OR MONEY ORDER PAYABLE TO:  
CITY OF WARNER ROBINS TAX OFFICE



1MG02\*

\*\*\*\*\*AUTO\*\*MIXED AADC 373 87 119 28263 1 MB 0.622

CI WARNER-ROBBINS LLC  
1001 6TH AVE  
HUNTINGTON WV 25701-2307



YOU CAN PAY YOUR TAX BILL ONLINE AT [www.wrga.gov](http://www.wrga.gov)

TO PAY BY PHONE CALL CUSTOMER SERVICE  
1-470-866-1746

\*\*IF YOUR TAX BILL IS PAID BY A MORTGAGE COMPANY  
SEND THE TOP PORTION OF THIS TAX STATEMENT TO  
THEM FOR PAYMENT\*\*

CITY OF WARNER ROBINS

PO Box 8629

Warner Robins GA 31095-8629



RETURN THIS PORTION WITH PAYMENT

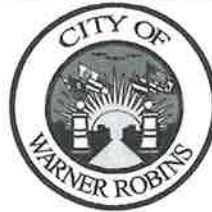
(Interest will be added monthly if not paid by due date)



BILL NUMBER BARCODE

CITY OF WARNER ROBINS TAX OFFICE  
700 WATSON BLVD (Physical Address)  
PO BOX 8629 (Mailing)  
WARNER ROBINS, GA 31095

Phone: (478) 929-1133 Fax: (478) 929-1124



Tax Payer: CI WARNER-ROBBINS LLC

Map Code: W78D 270 REAL

Description: TRACT B-2 WILLOW LAKE CROSSING 2.929 ACRES

Location: 2951 WATSON BLVD

Bill No: 2024-104992

District: 001 HOUSTON COUNTY

Building Value	Land Value	Acres	Fair Market Value	Due Date			Payment Good Through	Exemptions	
1,066,700	1,193,300	2.9300	2,260,000	12/20/2024			12/20/2024		
Entity		Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
WARNER ROBINS CITY TAX		2,260,000.00	904,000.00	0.00	904,000.00	8.9530	8,093.51	0.00	8,093.51
TOTALS						8.9530	8,093.51	0.00	8,093.51



BILL NUMBER BARCODE



Interest at the rate prescribed by law per month begins after the due date. After each 120 days a penalty of 5% will be added up to a total of 20%. We encourage you to pay your bill by mail or on our website at [www.wrga.gov](http://www.wrga.gov). All mortgage companies with escrow accounts are provided tax amounts upon their request.

**NOTE:** FiFa liens for delinquent accounts will be recorded in March 2025.

IF YOUR TAX BILL IS PAID BY A MORTGAGE COMPANY, SEND THE TOP PORTION OF THIS TAX STATEMENT TO THEM FOR PAYMENT.

Bill No: 2024-104992

Current Due	8,093.51
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payment	0.00
Back Taxes	0.00
<b>TOTAL DUE</b>	<b>8,093.51</b>

# 2024 Property Tax Statement

Case 25-10068-GTC  
 Mark Kushinka - taxquestions@houstoncountyga.org  
 Houston County Tax Commissioner  
 202 Carl Vinson Parkway  
 Warner Robins, GA 31088

Doc 846-1

Filed 05/12/25

Page 5 of 5

TOTAL DUE

2024-211204

12/20/2024

18,278.88

Map: 0W78D 0 270 000

Payment Good Through: 12/20/2024

Location: 2951 WATSON BLVD

Printed: 08/23/2024

## FORWARDING SERVICE REQUESTED

MAKE CHECK OR MONEY ORDER PAYABLE TO:  
 Houston County Tax Commissioner

\*\*\*\*\*AUTO\*\*MIXED AADC 373 151 121 50802 1 MB 0.622

CI WARNER-ROBBINS LLC  
 1001 6TH AVE  
 HUNTINGTON WV 25701-2307



Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility. If you are eligible for one of these exemptions and are not now receiving the benefit, you must apply for the exemption no later than April 1, 2025 in order to receive the exemption in future years.

For more information on exemptions or Tax Returns contact the Tax Assessors' Office at 478-218-4750.

Mark Kushinka  
 Houston County Tax Commissioner  
 202 Carl Vinson Parkway  
 Warner Robins, GA 31088-5889



## RETURN THIS PORTION WITH PAYMENT

(Interest will be added monthly if not paid by due date)



BILL NUMBER BARCODE

Mark Kushinka  
 Houston County Tax Commissioner  
 202 Carl Vinson Parkway  
 Warner Robins, GA 31088  
 taxquestions@houstoncountyga.org

Phone: (478) 542-2110 Fax: (478) 542-2041



Tax Payer: CI WARNER-ROBBINS LLC  
 Map Code: 0W78D 0 270 000 REAL  
 Description: TRACT B-2 WILLOW LAKE CROSSING 2.929 ACRES  
 Location: 2951 WATSON BLVD  
 Bill No: 2024-211204  
 District: 004 WARNER ROBINS

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date			Payment Good Through	Exemptions
1,066,700	1,193,300	2.9300	2,260,000	12/20/2024				12/20/2024	
Entity		Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX		2,260,000.00	904,000.00	0.00	904,000.00	0.0000	0.00	0.00	0.00
COUNTY M&O		2,260,000.00	904,000.00	0.00	904,000.00	7.5860	6,857.74	0.00	6,857.74
SCHOOL M&O		2,260,000.00	904,000.00	0.00	904,000.00	10.8640	9,821.06	0.00	4,501.92
SALES TAX ROLLBACK SCHOOL		2,260,000.00	904,000.00	0.00	904,000.00	-5.884	0.00	-5,319.14	0.00
COUNTY MANDATE		2,260,000.00	904,000.00	0.00	904,000.00	0.9150	827.16	0.00	827.16
SCHOOL MANDATE		2,260,000.00	904,000.00	0.00	904,000.00	6.7390	6,092.06	0.00	6,092.06
TOTALS						20.2200	23,598.02	-5,319.14	18,278.88



BILL NUMBER BARCODE



\*\*USE OUR WEBSITE\*\* [www.houstoncountytax.com](http://www.houstoncountytax.com) TO VIEW AND PAY YOUR BILL or scan the unique QR code on this form with your smart device. (A convenience fee does apply)

Interest at the rate prescribe by law per month begins after the due date. After each 120 days a penalty of 5% will be added up to a total of 20%. We encourage you to pay your bill by mail or on our website at [www.houstoncountytax.com](http://www.houstoncountytax.com). If a receipt is desired, please include a self addressed stamped envelope. All mortgage companies with escrow accounts are provided tax amounts.

NOTE: FIFAs on delinquent accounts will be filed in March 2025.

Bill No: 2024-211204

Current Due	18,278.88
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payment	0.00
Back Taxes	0.00
<b>TOTAL DUE</b>	<b>18,278.88</b>